

**City of Boston Conservation Commission**  
**Public Hearing Meeting Minutes**  
Boston City Hall, Hearing Room 801  
Boston, Massachusetts, 02201

**September 17, 2014**

**Commissioners Present:** Aldo Ghirin, Vivien Li, Stephen Kunian, Michael Wilson, Jacob Kritzer

**Commissioners Not Present:** Charles Button, John Sullivan Jr.

**Staff Present:** Van Du, Acting Executive Secretary

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- **Motion made by M. Wilson and seconded by A. Ghirin to appoint V. Li as the meeting chair (5/0/0, 6:05 PM).**
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**6:05 PM** Notice of Intent for **DEP File No. 006-1406** from Massachusetts Port Authority for airfield maintenance at Logan International Airport

*Representatives:* James Stolecki of Massachusetts Port Authority

V. Li stated that Massport is a dues paying member of her employer, The Boston Harbor Association.

J. Stolecki described the project as a maintenance project. Massport is scheduled to present the NOI of the same project to the Town of Winthrop on October 8th.

J. Kritzer asked about native marsh, and Stolecki stated that there aren't any which will be impacted by the project.

S. Kunian asked about methods to control geese. Stolecki stated that there are different methods to scare off birds, and the FAA keeps a list.

M. Wilson asked about the disposal of the clippings. Stolecki stated that there is a landscaper at Massport, who will gather down stocks of phragmites and transport to a recycling facility in Newton.

A. Ghirin asked whether the downed stocks will be recycled. Stolecki stated that they will be used for composting.

V. Li noted that that at the prior Commission hearing, Commissioners asked for an update at the next meeting on the eel grass mitigation efforts related to the Logan Airport project. Because there was inadequate time for public notice, the briefing by Massport will occur at the Commission's next meeting. Li stated that she had an informal conversation with Stolecki, and proposed to have a continuance on this NOI so that both projects can be discussed at the next hearing on October 8th.

J. Stolecki agreed to continue.

J. Stolecki presented proposed change to the draft OOCs, and provided copies to the Commission

- **Motion made by J. Kritzer and seconded by S. Kunian to move the continuance for 2 weeks (5/0/0, 6:25 PM)**
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**6:15 PM** Notice of Intent for **DEP File No. 006-1404** from Mass DCR for the Hatch Memorial Shell lawn renovation

*Representatives:* Daniel Padien of Vanasse Hangen Brustlin, Inc. (VHB); Robert Adam of Halvorson Design Partnership (HDP); Rick Corsi of DCR; and Fritz Casselman of The Esplanade Association

V. Li stated that VHB, MA DRC, and HDP are dues paying members of her employer, The Boston Harbor Association.

D. Padien presented the proposed project. Project is expected to start in October for duration of 4 weeks.

J. Kritzer asked about the existing condition of the soil and the proposed plan. F. Casselman explained that the soil is currently rather silty and in poor condition. The plan is to take the soil away, then add 2-part sand and 1-

part compost and some micro-nutrients to help with micro-biology. The main focus is to get in more granular soils to avoid standing, which will improve the lawn condition.

J. Kritzer asked whether this is the first remediation to the lawn at this site. F. Casselman stated no sure about soil remediation, but irrigation improvements were made a number of years ago. He also stated that so long as MA DCR is committed to long-term maintenance and proper resting of the soil, the soil should remain in perpetuity. The key is to do irrigation every year and scheduling of events that allow the lawn to rest.

S. Kunian requested that the proponent submit a copy of the maintenance agreement to the Commission.

V. Li asked for comments from the public

The proponent reviewed the draft conditions. No comment from proponent.

- **Motion made by S. Kunian and seconded by A. Ghirin to issue the Order of Conditions as written (5/0/0, 6:40 PM)**

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**6:41 PM** Notice of Intent for **DEP File No. 006-1405** from Norwood Engineering Company, Inc. for a single-family dwelling development at 104 Beaver Street, Hyde Park, MA

*Representatives:* Donald Myers of Norwood Engineering Company, Inc.

D. Myers presented the project, noting that Stony Brook is river nearby with a 25-foot riverfront. The nearest construction site will be about 47 ft from the bordering vegetation area. D. Myers also presented a revised landscape plan.

V. Li asked for the total square footage of the home and impervious area. D. Myers stated that the development of 2-story building will take up an approximately 1,200 square-foot footprint, and ( → 2,400 sq.ft of total living area).

V. Li asked about the new construction and the plan for the extension of new road. D. Myers stated that the owner will be the one developing it.

V. Li asked about the size of the garage and whether it is included in the total square footage. D. Myers stated yes.

S. Kunian asked whether the property owner will plan to sell after development and whether the owner will maintain the road.

D. Myers stated that it is a private road and that the owner will maintain the private road, up to the City-own part.

S. Kunian suggested adding a special condition to address ongoing maintenance requirement of road and land around the road.

M. Wilson asked about the adjacent parcel further down the road and whether there is a potential extension of the private road in the future that would replace the stormwater system. M. Dyers stated that there is a possibility for the lot to be divided out.

M. Wilson asked about homeowner association. D. Myers stated that there will not be a home-owner association

A. Ghirin reminded the proponent that the proposal must also be presented to the Parks Commission (contact: Carrie Marsh) for approval, due to its proximity to the Stony Brook.

A. Ghirin asked whether the project has permission to construction the road. D. Myers stated that he does not think the application for road construction has been made. He will pass along the information to the owner.

S. Kunian asked whether the proponent considered making the privately owned road a pervious rather than paved surface. D. Myers stated that it would be costly to maintain. He also stated that the project has a storm

water discharge plan. D. Myers confirmed that they will seek approval from the Parks Commission for the proposed work.

J. Kritzer asked about the inventory of tree to be removed and raised concern about not seeing the replant plan/summary of new trees.

V. Li suggested to the proponent that tree removal is discouraged, and if trees must be removed, then the replant should be at a 3:1 ratio.

D. Myers showed the existing landscape plan, which included some replanting.

J. Kritzer expressed concern that the proposed ratio of removal and replant is not balanced. J. Kritzer suggested the replanting of new trees along the road as way to remediate/achieve target ratio.

V. Li asked why the proponent is interested in maintaining the road himself. D. Myers stated that the agreement when selling the house will include the responsibility to maintain the private road.

S. Kunian suggested adding a special condition regarding the private road maintenance.

V. Li asked for comments from the public

Candice Taylor, on behalf of the owner (daughter) of 109 Beaver Street—which is across from 108 Beaver Street, the neighboring lot next to 104. Taylor stated that the owner of 109 Beaver Street is not for or against the development. They would like to have the logistics on the development of roadwork and timeframe of construction and construction-related impact.

D. Myers stated that he does not have information on the timing; the owner of applicant will be more knowledgeable.

C. Taylor indicated that the owner of 109 Beaver had experienced construction inconveniences with other construction along the street, and wanted to better understand construction impacts, as well as impacts on wildlife and on wetlands/natural surroundings, from the proposed project.

S. Kunian asked the proponent to submit more information about the plan and cost to put in the impervious road and tree replacement issue.

S. Kunian asked the project proponent to make an agreement with the neighbors on construction (asks proponent to exchange contact information for agreement). S. Kunian also addressed the public concern regarding impact to the surrounding area, and did not think this project will pose permanent impact to the wetland resource area and wildlife.

S. Kunian suggested continuing at the next hearing.

J. Kritzer asked for comments from the MA DCR on impact of nearby parkland, more details on road design, maintenance & access and replanting plan.

The Commissioners suggested:

- V. Du to notify the DCR that the project proponent will be submitting a list of details to DCR for comments.
- The Commission request for confirmation from the DCR that proponent has contacted DCR.
- Further explanation on snow removal, de-icing for driveway, maintenance plan for the private road.
- Proponent will need to contact Parks Commission (Carrie Marsh) for comments.
- Proponent will share better photos of the site regarding where trees will be removed, replanted, and roadway development (more zoom-in, anything on ground level).
- The owner will attend the next hearing on October 8.

C. Taylor suggests providing profile to show how the land will be graded.

- **Motion made by S. Kunian and seconded by J.Kritzer to move the continuance for 2 weeks (5/0/0, 7:25 PM)**
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**7: 26 PM** *Updates and General Business*

- Request for a Certificate of Compliance for **DEP File 006-0923**, Baker Square Condominium Development Phase II at 1241-1255 Adams Street, Dorchester, MA
  - Representatives: Mike Howard of Epsilon Associates; Catherine Dunning of Winn Co.; and Owen Wartella of Nitsch Engineering
  - V. Li stated that Epsilon Associates, Winn Co., and Nitsch Engineering are dues paying members of her employer, The Boston Harbor Association
  - V. Du presented details about the site visit on 9/12
  - M. Howards summarized the project development (not built, rehab)
  - V. Li commented on the changes in the neighborhood and requested the management company to consider removing the gate.
  - M. Howard suggested that the gate might be there for safety reasons—when children are playing around inside the pathway.
  - **Motion made by A. Ghirin and seconded by M. Wilson to issue the Certificate of Compliance (5/0/0, 7:38 PM)**
- Review & Approval of Meeting Minutes of 8/20/14
  - **Motion made by S. Kunian and seconded by A. Ghirin to adopt the minutes as written (4/0/1, 7:40 PM).**

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- **Motion made by V. Li and seconded by S. Kunian to adjourn the meeting (5/0/0, 7:40 PM).**

Respectfully submitted,

*Van Du*

Van H. Du  
Acting Executive Secretary